

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES

January 5, 2004

PRESENT: Tom Cowan, Chair
Mark Decker
Don Hoefler
Terry Janicz
John Potera
Rick Meahl
Andy Kelkenberg
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:35 PM.

Minor Subdivision Application – 1 lot – Moore Road

Chris Bower and Tammy Berghorn want to split off a 9.6 acre irregular-shaped lot from the 11 acre parcel where they currently live. They plan to build a home and a pond on the larger piece. The map provided to us by Wendel shows all of the property in the 100 year floodplain with significant portions of it in Federal wetlands. Also, there is an intermittent stream running diagonally through the northeast and the northwest corners. The center portion of the lot is not wetland and is where the house must be located. They provided documentation that FEMA has removed this portion from the floodplain. Concern was raised regarding the placement of a new driveway as it would conflict with the stream and wetlands. DEC permission will be needed. Andy motioned to approve this split, seconded by John and all approved.

Minutes Review - John motioned to approve the minutes, seconded by Terry and all approved.

Meeting dates for 2004 - were reviewed, will be adjusted and distributed.

Zoning Report - Rebecca Baker's report was reviewed. Champion Auto Locators (Kevin Gaik) has a temporary sign, which appears to be in the right-of-way. This will be checked out.

Special Permit renewals

Rich Belotta (David Glian, owner) and George Hauer (John Smith, owner) will be asked to renew their special permits for used auto dealers *until May 1, 2004 and contingent upon site plan review (which will require a meeting with the Planning Board)*. No other permits granted in 2003 appear to be problematic.

Old Business

- ◆ Relative to the Route 5 Overlay Zone, Tom asked the Board to make note of design criteria that they like or dislike when driving around other communities. How this affects the moratorium on used car lots is important as we have an expiration date of May 2004.
- ◆ Tom has reviewed the Alden subdivision code, and offered the following:
 - ◆ Do we want our subdivision code to conform to the Comprehensive Master Plan?
 - ◆ Do we want it to have a "waiver clause" as Alden's does?
 - ◆ Do we want to eliminate the time factor for subdividing (purpose was to slow growth)?
 - ◆ Do we want to encourage major subdivisions (better use of backland)?
 - ◆ Do we want to discourage minor subdivisions (people split off one lot at a time in order to avoid the higher cost, when what they really want to end up with is a major)?
 - ◆ Clarence is striving to slow down their growth; how might this impact Newstead? Should we look at Clarence's subdivision code?
- ◆ Tom gave the following timeline for addressing outstanding projects:
 - ◆ Route 5/Overlay Zone/Used Auto Dealers – spring
 - ◆ Flaglot Ordinance – summer
 - ◆ Minor Subdivision Ordinance re-write – mid summer
 - ◆ Terry suggested getting the Town Board's opinion on these issues beforehand. Rick suggested that we break into small groups and bring our ideas to the Town Board.

Jerry Summe offered the Town Board's support via Wendel and extra funding for the large amount of work that needs to be done this year. He asked that the Planning Board involve the Town Board whenever necessary.

Rebecca suggested that we hold the time slot of 7:30 – 8:00PM for dealing with old business first. All agreed. John motioned to adjourn the meeting at 9:10 PM, seconded by Terry and all approved.

Respectfully submitted,
Christine Falkowski, Recording Secretary